

*Research Agenda Review*

# **Research Agenda 2005 Review Paper Appendices**

**Australian Housing  
and Urban Research Institute**

[www.ahuri.edu.au](http://www.ahuri.edu.au)

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# TABLE OF CONTENTS

APPENDIX A:	EVOLUTION OF THE AHURI RESEARCH AGENDA THEMES AND RESEARCH AREAS 2000-2005 .....	5
APPENDIX B:	TABLES OF COMPLETED AND CURRENT PROJECTS BY RESEARCH THEME AND RESEARCH AREA .....	9
Research Theme 1:	Housing Assistance Programs .....	9
Research Theme 2:	Housing Futures .....	21
Research Theme 3:	Housing Assistance Linkages .....	25
Research Theme 4:	Affordable Housing.....	26
Research Theme 5:	Urban Management and Infrastructure .....	29
Research Theme 6:	Strengthening Communities.....	31
Research Theme 7:	Indigenous Housing .....	31
Research Theme 8:	Homelessness and Marginal Housing.....	35
Research Theme 9:	The Housing System.....	37
Research Theme 10:	The Policy Horizon .....	40

## LIST OF TABLES

Table A-1: AHURI Research Agenda Research Themes 2000-2005 .....	5
Table A-2: Research Themes and Research Areas by numbers of Completed and Current Projects .....	6
Table A-3: Movement of research areas onto and off Research Agendas 2000-2005 .....	7
Key findings from completed projects on housing assistance and non-shelter outcomes .....	9
Key findings from current projects on housing assistance and non-shelter outcomes .....	11
Current Projects yet to be contracted.....	12
Key findings from completed projects on housing assistance and shelter outcomes.....	12
Key findings from current projects on housing assistance and shelter outcomes .....	16
Projects to be contracted.....	16
Key findings from completed projects on housing management practice.....	17
Current projects on housing management practice .....	19
Key findings from completed projects on the future environment for housing policy.....	21
Current projects on the future environment for housing policy .....	22
Current projects on Ageing and housing.....	23
Projects to be contracted.....	24
Key findings from completed projects on Housing Assistance linkages .....	25
Current projects on Housing Assistance linkages.....	25
Projects to be contracted.....	26
Key findings from completed projects on affordable housing .....	26
Current projects on affordable housing .....	28
Key findings from completed projects on labour markets, housing markets and shifting metropolitan balance .....	29
Key findings from completed projects on housing and sustainable urban development .....	30

## **LIST OF TABLES - Continued...**

Current projects on housing and sustainable urban development.....	31
Completed projects on Indigenous housing futures, needs and aspirations .....	31
Current projects on Indigenous housing futures, needs and aspirations .....	31
Projects to be contracted.....	32
Completed projects on the housing system .....	32
Current projects on the housing system.....	33
Projects still to be contracted .....	33
Completed projects on housing assistance and non-shelter outcomes.....	34
Completed projects on homelessness and marginal housing.....	34
Key findings from completed projects homelessness and marginal housing .....	35
Projects to be contracted.....	37
Key findings from completed projects on the dynamics and drivers of supply and demand ....	37
Current projects on the dynamics and drivers of supply and demand.....	38
Completed projects on the Policy Horizon .....	40

## APPENDIX A: EVOLUTION OF THE AHURI RESEARCH AGENDA THEMES AND RESEARCH AREAS 2000-2005

Each AHURI Research Agenda is structured into 'research themes' and within these, 'research areas'.

The themes of Research Agendas 2000-2005 are detailed in Table A-1.

**Table A-1: AHURI Research Agenda Research Themes 2000-2005**

Theme Number	Research Theme
1	Housing Assistance Programs
2	Housing Futures
3	Program Integration and Housing Assistance
4	Affordable Housing (renamed in 2005)
5	Urban Management and Infrastructure
6	Transforming Communities (transferred to other themes in 2005)
7	Indigenous Housing (from 2001, Round 2)
8	Homelessness and Marginal Housing (from 2001)
9	The Housing System (from 2002)
10	The Policy Horizon (from 2003)

Four new themes have been added over time:

1. Theme 7: Indigenous Housing in 2001
2. Theme 8: Homelessness and Marginal Housing in 2001
3. Theme 9: The Housing System in 2002
4. Theme 10: The Policy Horizon in 2003.

The policy research Theme 4 'Affordable Housing' was a renaming of the theme 'Housing Assistance Funding and Financing' in 2005.

The policy research aim of Theme 6 'Transforming Communities' was transferred to other themes in 2005 to avoid duplication.

The research areas, within each research theme, that have been used from 2000-2005 are detailed in Table A-2, along with the number of projects undertaken (including completed and current projects) in each research theme and area.

**Table A-2: Research Themes and Research Areas by numbers of Completed and Current Projects**

Research Theme and Research Area Number	Research Area	Completed	Current	Total
<b>1</b>	<b>Housing Assistance Programs</b>	<b>37</b>	<b>10</b>	<b>47</b>
1.1	Housing assistance and non-shelter outcomes	10	2	12
1.2	Housing assistance and shelter outcomes	18	3	21
1.3	Housing management practice	9	5	14
<b>2</b>	<b>Housing Futures</b>	<b>8</b>	<b>7</b>	<b>15</b>
2.1	The future environment for housing policy	8	1	9
2.2	Ageing and housing	0	6	6
<b>3</b>	<b>Housing Assistance Linkages</b>	<b>5</b>	<b>1</b>	<b>6</b>
<b>4</b>	<b>Affordable Housing</b>	<b>8</b>	<b>1</b>	<b>9</b>
<b>5</b>	<b>Urban Management and Infrastructure</b>	<b>8</b>	<b>1</b>	<b>9</b>
5.1	Labour markets, housing markets and shifting metro balance	6	0	6
5.2	Housing and sustainable urban development	2	1	3
<b>6</b>	<b>Transforming Communities</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>7</b>	<b>Indigenous Housing</b>	<b>7</b>	<b>6</b>	<b>13</b>
7.1	Indigenous housing: Housing futures, needs and aspirations	1	3	4
7.2	Indigenous housing: The housing system	3	3	6
7.3	Housing and non-shelter outcomes	1	0	1
7.4	Sustainability	2	0	2
<b>8</b>	<b>Homelessness and Marginal Housing</b>	<b>9</b>	<b>1</b>	<b>10</b>
<b>9</b>	<b>The Housing System</b>	<b>4</b>	<b>3</b>	<b>7</b>
<b>10</b>	<b>The Policy Horizon</b>	<b>3</b>	<b>0</b>	<b>3</b>
	<b>TOTAL</b>	<b>89</b>	<b>30</b>	<b>119</b>

Table A-3 maps the movement of research areas onto and off the Research Agenda 2000-2005.

**Table A-3: Movement of research areas onto and off Research Agendas 2000-2005**

Research Area Number	Research Area	Reason for change
1.1	Housing: a whole-of-government perspective	Removed in 2003 whilst CRV1 'Housing Assistance and Non-Shelter Outcomes' developed. Renamed as 'Housing assistance and non-shelter outcomes' in 2005 to more clearly reflect revised policy research aim.
1.2	Housing assistance and shelter outcomes	Introduced in 2005, separated from previous 1.1 'Housing: a whole-of-government perspective' to more clearly reflect policy research aim.
1.3	Evaluation methods	Removed in 2004 - a lesser priority at that time.
1.3	Housing management practice	New research area introduced in 2005 to more clearly reflect policy research aim.
2.2	Housing aspirations	Removed in 2003 whilst CRV2 '21 <sup>st</sup> Century Housing Careers and Australia's Housing Future' developed.
2.3	Short-term housing projections	Removed in 2003 - a lesser priority at that time.
2.4 (now 2.2)	Ageing and housing	Introduced 2002, new priority.
4.1	Housing assistance funding and financing	Removed in 2004 whilst CRV3 'Housing Affordability for Lower Income Australians' developed.
4.1	The supply of affordable housing	Re-introduced in 2005 post commencement of CRV3 and given new title to more clearly reflect policy research aim.
5.1	Labour markets, housing markets and shifting metropolitan balance	Removed in 2003, a lesser priority at that time, re-introduced 2004. Removed in 2005, a lesser priority at that time.
5.2 (now 5.1)	Housing and sustainable urban development	Introduced 2002, round 1, new priority. Renamed 'Sustainability – housing and urban development' in 2005 to more clearly reflect policy research aim.
6.1	Strengthening communities	Focus of this research area transferred to Themes 1 and 3 in 2005.
6.2	Responding to regional disadvantage	Removed in 2003 - a lesser priority at that time.
6.3 (6.2 in 2004)	Rural housing	Introduced 2002, new priority. Focus of this research area transferred to Themes 1 and 9 in 2005.

Research Area Number	Research Area	Reason for change
7.1, 7.2, 7.3, 7.4	Indigenous housing: housing futures, needs and aspirations; the housing system, housing and non-shelter outcomes; sustainability	All introduced 2002, round 1 as refinements of the Indigenous Housing theme.
7.5	Homelessness – place, house and home	Introduced in 2005.
9.2	Housing, housing markets and non-shelter outcomes	Introduced in 2005.

# APPENDIX B: TABLES OF COMPLETED AND CURRENT PROJECTS BY RESEARCH THEME AND RESEARCH AREA

## Research Theme 1: Housing Assistance Programs

The following tables list the completed and current projects for each 'research area' within Theme 1: Housing Assistance Programs. For each completed project there is a brief summary of the key findings.

### Research area 1.1 Housing assistance and non-shelter outcomes

#### Key findings from completed projects on housing assistance and non-shelter outcomes

Project Code	Project Title	Key Findings
10001	Housing and its association with other life outcomes	The study draws two main conclusions: firstly, that changes in housing circumstances have little impact on the well-being of Australians in general, as the analysis shows that most such changes represent movement from a relatively good situation to a better one; and secondly, that further analyses of the relationship between shelter and non-shelter outcomes consider not only changes in circumstances, but also the timing of such changes relative to each other.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=17">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=17</a>
30002	Do housing conditions impact on health inequalities between Australia's rich and poor?	Public and private renters are more likely than home owners to report fair or poor health. The direction of causality is not understood and it is unclear whether renting makes people unwell or if sick people are more likely to be renting.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=20">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=20</a>
10003	The whole-of-government lifetime benefits of investment in housing	Where housing assistance results in increased labour market activity and improved education, projected lifetime benefits could amount to \$85,000 for an individual and \$103,000 for government.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=21">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=21</a>
20004	An empirical examination of the relationship between housing systems and non-housing outcomes	Public housing tenants and low-income private tenants who receive government assistance have comparatively poor non-shelter outcomes, when compared to private tenants who are not receiving government assistance and to other groups. However public housing tenants experienced stronger levels of community well-being.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=5">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=5</a>

Project Code	Project Title	Key Findings
40005	Linkages among housing assistance, residential (re)location, and use of community health and social care by old-old adults: shelter and non-shelter implications	<p>The influence of housing on well-being is largely psychological, affecting areas such as companionship, happiness, depression, morale and ability to cope with life. Well-being varies with the type of housing tenure. This reflects marked demographic differences between people in public rental, private rental and home ownership, but the particular characteristics of the home and its social and economic environment are also important.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=22">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=22</a></p>
50007	Rent assistance and young people's decision making	<p>CRA has a positive impact upon educational participation – an important outcome of this form of housing assistance. Seventy per cent of recipients stated CRA had been a factor in their decision to study. CRA was particularly important for the educational participation of two groups: those from remote or rural centres with 40% reporting it as a major factor; and secondary students in independent living, with over half claiming it was of major significance.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=24">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=24</a></p>
60008	Housing assistance and non-shelter outcomes	<p>There are significant economic and social participation outcomes that are associated with moving to public housing, including: changed use of health services and health improvements; increased perceptions of safety; and importantly, children of school age performing significantly better at school. Moving into public housing can have a mixed impact on employment outcomes, with some people feeling less need to work, and others feeling more able to do so.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=25">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=25</a></p>
70073	Housing costs, housing assistance and work disincentives: attitudes to work and employment decisions	<p>Attitudinal data from this project indicate that although some were willing to work even if it meant less money, four in five unemployed housing assistance recipients were looking for a clear financial benefit of over \$100 per week above current income support earnings. While financial disincentives were most important, other problems including poor location, poor skills and age discrimination reduced the incentive to work for housing assistance recipients. For housing assistance recipients, on average, the net financial benefit after tax from working (taking into account additional costs of work such as transport costs, loss of concessions and higher rent or reduced CRA) was found to be marginal.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=9">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=9</a></p>

Project Code	Project Title	Key Findings
80188	Systematic Review on Housing Assistance and Non-Shelter Outcomes	<p>A systematic review of the evidence base reveals limited conceptual work on the connections between housing assistance and a range of non-shelter outcomes, but a significant body of empirical work demonstrating a series of positive and negative connections between different forms and aspects of housing assistance and employment, education and health.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=79">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=79</a></p>
60203	An analysis of the determinants of the labour market activities of housing assistance recipients	<p>Housing assistance measures, whether demand subsidies or in-kind transfers, potentially impact on the labour market activity of recipients. Whereas there is evidence that recipients of commonwealth rent assistance have lower labour market attachment to a comparable group of individuals that receive government payments, there is only weak evidence of a negative impact of public housing tenancy on labour market activity.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=82">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=82</a></p>

#### Key findings from current projects on housing assistance and non-shelter outcomes

Project Code	Project Title	Key Findings
20257	Housing Consumption Patterns and Earnings behaviour of income support recipients over time: analysis of FaCS Longitudinal Data Set (1% sample)	<p>This project will examine the labour force participation of housing assistance recipients over time. Analysis of the Department of Family and Community Services Longitudinal Data Set allows tracking of the movement in and out of the labour force of housing assistance recipients, as well as changes in hours in work, income and the receipt of pensions and benefits.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=109">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=109</a></p>

## Current Projects yet to be contracted

Project Code	Project Title	Project Summary
50300	Housing, Housing Assistance and Social Cohesion in Australia	<p>The project aims to develop a clear conceptual understanding of, and empirically examine, the relationship between housing and housing assistance and social cohesion. Social cohesion is a concept that describes social connectedness, including family and community well-being, taking account of economic inequalities. The provision of housing assistance and 'good housing' is integrally related to social cohesion outcomes. The research extends existing literature by drawing together aspects of housing and housing assistance and well-being within a coherent conceptual framework, and provides the first detailed empirical account of these relationships in the Australian context.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=116">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=116</a></p>

## Research area 1.2: Housing Assistance and shelter outcomes

### Key findings from completed projects on housing assistance and shelter outcomes

Project Code	Project Title	Key Findings
40006	The housing and other service needs of recently arrived immigrants	<p>The research found that recent immigrants made considerable use of government and other services, with more than 250,000 uses of services reported over the three waves. The use of services varied considerably by tenure, with home owners and home purchasers having the least recourse to assistance, and public and private tenants the greatest.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=23">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=23</a></p>
50011	The location and housing needs of sole parents	<p>There are relatively high concentrations of sole parents relative to other families in areas where housing prices and rental costs are low. This is a result of underlying poor economic conditions rather than the location of public housing.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=27">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=27</a></p>
50012	Sole parents, social well-being and housing assistance	<p>Sole parents in receipt of CRA and in public housing are quite different in socio-demographic profile. The fact that CRA and public housing provide very different forms of housing assistance leads to problems of high mobility rates and housing affordability difficulties for private renters, whilst access to employment opportunities is more problematic for public tenants.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=28">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=28</a></p>

Project Code	Project Title	Key Findings
40028	Community development and the delivery of housing assistance in non-metropolitan Australia (South Australia)	Projects 28, 29 and 31 investigate the integration of housing assistance and regional development programs. The case studies identify significant opportunities for the development of such integration although found no evidence of formal coordination. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=52">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=52</a>
60029	Housing assistance and regional disadvantage (New South Wales)	See above <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=53">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=53</a>
70030	Responding to regional disadvantage: what can be learned from international experience?	Identifies three key features of policy frameworks that support the development of a coordinated approach: recognition that housing assistance can be productive, rather than unprofitable, for regional well-being; recognition that universal programs which provide the same assistance to all regional areas need to give way to greater targeting of programs to regions which have the greatest need; emphasising regional cohesion rather than trying to prioritise the needs of rural areas over cities or vice versa. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=54">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=54</a>
80031	Rural housing, regional development and policy integration (Western Australia)	See above <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=55">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=55</a>
20033	Tenure security and its impact on private renters in Queensland	Private tenants surveyed gave higher priority to greater flexibility and choice in their living conditions, than to a longer-term lease. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=30">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=30</a>
80038	Residential location outcomes of assisted home purchasers compared with public and private renters	Evaluation of the locational amenity outcomes of three housing assistance programs (public housing, Commonwealth Rent Assistance, mortgage assistance) showed significant differences both across programs and across target groups. In terms of providing amenity, Public housing provided the highest levels of locational amenity followed by CRA and then Keystart (mortgage assistance program). The comparison is not straight forward, however, given the different levels of financial commitment required from the household by the different forms of assistance, the spatial patterns of house prices, and the different housing outcomes that the different forms of assistance provide. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=29">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=29</a>

Project Code	Project Title	Key Findings
50049	Demand subsidies for private renters: a comparative review	<p>Demand side subsidies in Australia, New Zealand, Canada and the United States, whilst varying in detail are typically embedded in income support systems, and thereby driven by reform of welfare programs broadly, rather than specific housing outcomes such as affordability or adequacy.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=4">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=4</a></p>
80087	Falling through the net? A risk management model for home ownership support schemes	<p>Limitations in the availability of data meant that the project makes a number of qualified findings. There is a need to target low-to-moderate income earners, though the success of such programs is very dependent upon the direction of property values. Despite the widespread presence of a number of 'risk factors' for loan recipients, recent program results indicate very low rates of mortgage possessions.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=12">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=12</a></p>
80088	A micro-simulation model of the Australian housing market with applications to Commonwealth and State policy initiatives	<p>The project develops a micro-simulation policy tool for the Australian housing market. The First Home Owners Grant (at \$14,000) is found to sharply reduce borrowing constraints but to primarily attract into home ownership private tenants who would eventually have done so without the FHOG. Investors in the private rental market are found to face high effective tax rates. A Low Income Tax Credit is demonstrated to be more effective at promoting supply of low-cost private rental dwellings than the current Building Write-off Allowance.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=15">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=15</a></p>
30096	Risk management and efficient housing assistance: a new methodology	<p>This study concludes that there are significant efficiency gains to be had, in relation to the current housing assistance regime, by mixing and matching the policy options to the particular set of risks characterizing each regional housing market. The optimal housing assistance policy mix will not be the same, for example, in Sydney and Adelaide.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=14">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=14</a></p>
60098	A distributional analysis of the impact of direct and indirect housing assistance	<p>Home ownership in Australia is exempt from capital gains tax and other income taxes. The value of these indirect subsidies to owner-occupiers in 2001 was estimated to amount to \$21 billion. Breaking this down by type of indirect subsidy, direct subsidies to first homebuyers – the First Home Owners Grant (FHOG) amounted to \$1 billion in 2001; the tax concession to owner-occupiers of not taxing capital gains was estimated to be \$13 billion in 2001, and; the tax concession to owner-occupiers of not taxing imputed rent was estimated to be a net value of \$8 billion.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=10">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=10</a></p>

Project Code	Project Title	Key Findings
50107	Analysis of expenditure patterns and levels of household indebtedness of public and private rental households, 1975-99	<p>The budget standard measure of well-being shows that substantial proportions and absolute numbers of low - income tenants, both public and private, cannot live at an adequate standard even after receiving a rebated rent or rent assistance. The housing affordability benchmark (30% of income of the bottom 40% of the income distribution) is found to be an unreliable indicator of housing affordability when consideration is given to the resources required for other basic living expenses. While the bulk of public tenants (79%) and of low-income private tenants (62%) had no formal debt, a sizeable minority did so, and this was at a level which could trigger arrears and perhaps loss of tenancy.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=13">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=13</a></p>
30147	Regional impact of Commonwealth Rent Assistance	<p>Regional differences in rents in the private rental market, interacting with the Australia-wide settings of CRA, result in regional variations in the impact of CRA upon housing affordability. Improving the effectiveness of CRA on housing affordability in high rent regions does not require the development of a 'regional formula'; it can be achieved by adjusting the nation-wide settings of CRA.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=8">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=8</a></p>
30154	Operating deficits and public housing: policy options for reversing the trend	<p>The 1996 Commonwealth State Housing Agreement (CSHA) constrained income for State Housing Authorities (SHAs) from government grants and rents from tenants and moved to target available public housing on low-income households with multiple and complex needs. Six out of nine State Housing Authorities in Australasia are now running operating deficits that are not financially sustainable. By funding the implied community service obligation (the difference between market rent on public dwellings and the rebated rent paid by eligible public tenants), as happens in New Zealand, all housing authorities bar one would be returned to operating surpluses.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=67">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=67</a></p>
30204	Risk management and efficient housing assistance provision: A new methodology: Stage 2	<p>Housing market conditions vary across capital cities and demand different mixes of housing assistance response. Significant efficiency gains can be achieved by tailoring packages of housing assistance options to local housing markets, and the various risks that characterise each market. A general approach of 'horses for courses' rather than 'one size fits all' will stretch available subsidy dollars furthest.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=83">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=83</a></p>

## Key findings from current projects on housing assistance and shelter outcomes

Project Code	Project Title	Key Findings
40194	A review of private rental support programs and their effectiveness in assisting tenants on low incomes	<p>Private Rental Support Programs (PRSP) is the term used to describe the broad range of services provided by State and Territory housing authorities to assist low-income tenants at the start of their tenancy. The programs are 'one-off' forms of support and are additional but distinct from Commonwealth Rental Assistance. The support provided is different in each State and Territory but can entail bond loans, rental grants, reimbursement of relocation expenses and other 'one-off' grants.</p> <p>The aim of the project is to assess the effectiveness of the programs in assisting low-income tenants.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=81">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=81</a></p>

## Projects to be contracted

Project Code	Project Title	Project Summary
20290	Success and failure in public rental: A longitudinal study of factors impacting on positive tenancy outcomes in public housing	<p>The research seeks to enable SHAs and potentially other social housing providers to better understand the key factors (positive and negative) which impact on the success or failure of public tenancies. Success and failure in public housing will be examined longitudinally over the first twelve months of new public tenancies in two States (Queensland and South Australia): a large scale, two wave survey of up to 2,000 public renters will be conducted, firstly as they enter public housing, and again one year later.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=125">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=125</a></p>
30295	The Regional Impact of Housing Costs and Assistance on Financial Disadvantage	<p>This research proposes to expand current financial disadvantage measures by including a regional housing cost variable. The aim of this project is examine the impact of housing costs and housing assistance on levels of financial disadvantage. This research will provide detailed LGA-level simulated results that will enable a fuller evaluation of the current policy options to be undertaken and evaluation of policy alternatives.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=133">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=133</a></p>

### **Research area 1.3: Housing management practice**

#### **Key findings from completed projects on housing management practice**

Project Code	Project Title	Key Findings
60025	Community housing management and stronger communities'	Community strengthening is an important and implicit objective underpinning community housing provision, however, there are few explicit strategies in place to achieve this goal. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=49">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=49</a>
70026	Resident participation, social cohesion and sustainability in neighbourhood renewal: developing best practice models	The key factors in promoting resident participation in renewal are community development approaches that start with local people, identify local issues and give residents the confidence and skills to influence their communities. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=50">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=50</a>
20094	Tenancy databases in the context of tenure management: risk minimisation and tenant outcomes in the private rental sector	Variable data quality standards and less than transparent listing procedures in tenancy databases limits the effectiveness of them as a risk management resource and results in private renters, and potentially the public housing system, bearing the risk associated with private tenancies. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=16">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=16</a>
70110	The benefits of tenure diversification	Concentrations of public housing tenants fell significantly in those areas where renewal had been undertaken and the proportion of economically active people had increased in these areas at a rate above local metropolitan averages. The evidence for tenure diversification and greater social mix leading to greater social cohesion was mixed at best. While some tenants felt that community 'spirit' had improved as a result of renewal, there was little evidence that social networks between tenants and new owners had developed. Indeed, social networks on the renewal estates had been considerably disrupted through the redevelopment process. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=11">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=11</a>
60118	Stakeholder requirements for enabling regulatory arrangements for community housing in Australia	Regulation of community housing has the potential to improve outcomes for tenants, provide greater assurance for government and enable new financing and business opportunities with financiers, developers, local government and churches. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=3">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=3</a>

Project Code	Project Title	Key Findings
50138	Independent living units provided for not-for-profit organizations: clarifying their current and future role as an affordable housing option for older people with low assets and low incomes	<p>Independent Living Units (ILUs) are a housing option for older persons with relatively low assets and incomes. With 34,700 units Australia-wide, ILUs provide approximately 27 per cent of social housing for older persons. Yet, ILU stock is ageing and may no longer meet older persons' needs and expectations, and some organisations have withdrawn from providing ILUs. An extensive reduction of ILUs in the future is likely to have a substantial impact on the housing options of age pensioners; outcomes for the delivery of community aged care services, and; the capacity of State Housing Authorities to meet future demand for social housing from older persons.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=100">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=100</a></p>
50141	Allocating social housing	<p>Half of community housing workers surveyed believe that there is no need to make changes to their allocations system, compared to only 11% of the public housing workers.</p> <p>The changes to allocations that public housing workers would like to see are: more time to interview applicants to fully assess needs (50%), more local rules about allocations (47%), and placing quotas on the number of priority applicants (44%).</p> <p>While there was some awareness of alternative systems of allocation, many respondents in both the community and public housing sectors were uncertain about whether these types of changes were applicable to Australia. For example, only 22% of community housing workers and 19% of public housing workers thought that some integration of public and community housing waiting lists would improve their allocations systems.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=2">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=2</a></p>
50142	Entering Rental Housing	<p>There are a sizable minority of Commonwealth Rent Assistance recipients who are not on the waiting list, appear potentially eligible and see the value of public housing, but do not apply because of perceived disadvantages of this form of tenure or because they are unaware of this form of tenure. Security of tenure is an important factor for those putting themselves on waiting lists, and for many they would forego a low paid job to retain it. Affordability is not always an overriding consideration when applying for public housing – between 70% and 85% of waiting list applicants were willing to pay more for certain amenities such as better location, quality, safety or size.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=1">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=1</a></p>

Project Code	Project Title	Key Findings
40163	Developing effective housing management policies to address problems of anti-social behaviour	<p>Many tenants expect housing managers to play a significant role in addressing anti-social behaviours on public housing estates, but policies that include a mix of preventative strategies and sanctions are most effective when there is cross-agency support.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=71">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=71</a></p>

### Current projects on housing management practice

Project Code	Project Title	Project Summary
40192	Evictions and housing management: toward more effective strategies	<p>This project will develop an evidence base around public and private sector rental evictions to identify strategies for reducing evictions and the cost burden of evicting tenants. The level of evictions within Australia's public and private rental stock is of concern for public housing management and the delivery of housing support. The research is being undertaken in South Australia, Victoria and Tasmania and involves semi-structured interviews with evictees; interviews with key informants within the housing industry real estate agents, crisis accommodation providers, SHA officials; to examine the feasibility of proposed policy actions.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=80">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=80</a></p>
40200	Developing appropriate exit strategies for housing regeneration/renewal programs	<p>Physical renewal initiatives, tenure diversification and community participation schemes are all examples of practices now being deployed by state housing departments (SHAs). However, since funding arrangements for renewal/regeneration programs are often fixed for a limited period, it can be difficult to keep momentum going or prevent problems returning once the regeneration program has expired.</p> <p>International evidence suggests that effective regeneration strategies are those that establish a set of exit or forward policies to consolidate and build upon achievements after a funding program has formally expired. This project seeks to develop an evidence base by exploring the utility of exit strategies and developing appropriate models that can be deployed in Australian regeneration projects.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=94">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=94</a></p>
50226	Rental systems in Australia	<p>The aim of the project is to evaluate the need and potential for reform of rental systems in Australia, focussing on social housing. In this context, a rental system is understood broadly to include the process of rent setting, as well as the relationship of rents to the various forms of housing assistance, including rebates, rent assistance and supplementary payments. Comprising literature review, review of current systems in place, and consultation with</p>

Project Code	Project Title	Project Summary
		<p>policy makers, the study will consider options for reform that might be consistent with other objectives of social housing management.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=84">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=84</a></p>
40253	A review of housing management tenant incentive schemes	<p>The key research question for this project is: can Tenant Incentive Schemes (TIS) enhance sustainable housing outcomes and at the same time reduce maintenance and administrative expenditures? The study is reviewing TIS in Australia by consulting State Housing Authorities (SHAs). There will be interviews in three States (Qld, Tas and SA) with key stakeholders (housing professionals and peak body organisations) and focus groups comprising a representative sample of tenants.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=110">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=110</a></p>
50297	Improving access to social housing: common housing registers and other potential reforms	<p>This project aims to examine in detail issues around the management of, and possible reforms to, applications/allocations in a multi-provider social housing system, building on recent research for AHURI by Hulse and Burke (2004), which undertook a comprehensive review of the literature on applications/allocations and investigated current systems in Australian social housing. The research will investigate 'common housing registers' and choice-based allocations systems and their relevance for all types of social housing agencies in Australia, by undertaking workshops in four states with policy makers, and fieldwork visits to overseas locations where such systems have been implemented (Scotland, Ontario and England).</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=115">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=115</a></p>

## Research Theme 2: Housing Futures

The following tables list the completed and current projects for each 'research area' within Theme 2 Housing Futures. For each completed project there is a brief summary of the key findings.

### Research area 2.1: The future environment for housing policy

#### Key findings from completed projects on the future environment for housing policy

Project Code	Project Title	Key Findings
10014	Medium and long term projections of housing needs in Australia	Demand for new dwellings in Australia is expected to remain high until 2011, particularly in the outer regions of the major capital cities, driven by changing household size and an ageing population. Housing demand projections are provided for 71 regions to 2011 and for State and Territory regions to 2031.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=32">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=32</a>
70015	Deinstitutionalisation and housing futures	Whilst there remain a significant number of people who could be deinstitutionalised, the rate of deinstitutionalisation is slowing across most jurisdictions in Australia, with the exception of New South Wales and Victoria. In New South Wales, almost 2,500 people are planned to move into community based housing over the next ten years. Another 900 people, according to reports from other states, will make this move by 2011.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=33">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=33</a>
10016	Outcomes of home ownership aspirations and their determinants	Australians continue to aspire to home ownership, however less than one third of those for whom buying a home was an important short-term goal were able to achieve it within 3 years.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=34">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=34</a>
20017	Housing aspirations and preferences among Australian households	See 10016 above.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=35">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=35</a>
40032	Short term housing projections	Through focus groups with producers and consumers of short-term housing projections, assesses the scope for AHURI to play a role in this field.  Unpublished internal report.

Project Code	Project Title	Key Findings
10081	Explanations of changes in housing tenure in Australia	<p>More than any other factor, trends in home ownership rates among Australians aged less than 35 years relate to changes in relationship status and living arrangements. This analysis predicts falls in home ownership to be related to the proportion of people who never marry across their lifetime. On the other hand, as people have fewer children, home ownership rates may increase. Changing affordability across birth cohorts has not been a major determinant of rates of home ownership in Australia up to the year 2000.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=31">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=31</a></p>
10187	Medium term projections of housing demand in Australia	<p>This project evaluates the validity of assumptions used in earlier medium-term projections of housing demand in Australia at a regional level Overall, the projections have a high degree of reliability and provide accurate information concerning the future demand for housing at a regional level.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=19">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=19</a></p>
50225	Long-term housing futures for Australia – using ‘foresight’ to explore alternative visions and choices	<p>By the year 2025 Australia will need to have developed very different institutional and policy settings if the housing system is to deliver ‘the best’ individual, economic and social well-being outcomes, or to avoid ‘the worst’. This is the finding of this futures study’ that identifies a small number of scenarios about the Australian housing system in 2025.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=86">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=86</a></p>

#### Current projects on the future environment for housing policy

Project Code	Project Title	Key Findings
30205	Baseline small area projections of the demand for housing assistance	<p>This project further develops AHURI’s capacity for small-area housing modelling and projections. The research will add public rental housing and a projection capability to the current AHURI detailed regional microsimulation model and provide ‘baseline’ projections of the demand for housing assistance at the small-area level. These projections will be provided for the short to medium term (to 2011);for small areas (Statistical Local Areas); and broken-down by household characteristics.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=85">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=85</a></p>

## **Research area 2.2: Ageing and housing**

There are no completed projects on Ageing and housing

### **Current projects on Ageing and housing**

Project Code	Project Title	Project Summary
20170	Rental housing for lower-income older Australians: scoping the issues, clarifying the policy choices and developing a program of research. Due for completion June 2005	<p>A major policy challenge facing Australian housing authorities during the next two decades is the development of a comprehensive approach to the provision of good quality, affordable rental housing for older Australians who are not home owners. This project is an interdisciplinary study with four inter-related sub-studies: a demographic analysis to identify the size and characteristics of the population of older, low-income, non-home owners; a policy analysis to document current policies and programs; a financial analysis of private sector investment in appropriate housing provision; and a consumer analysis will explore the experiences, preferences and satisfaction of older people.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=73">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=73</a></p>
70223	Ageing in place: intergenerational and interfamilial housing transfers and shifts in later life. Due for completion July 2005	<p>This project is a national study of the economic and social circumstances of people at mid-life in order to predict future demands and capacities to pay for housing and other services. The study applies a life course approach and retirement migration theory to develop multidimensional scenarios of future home ownership patterns and housing expectations. Differences in behaviour patterns for men and women, for various socio-economic and community groups are examined, including indigenous family groups. Geographical location and urban-rural differences are also explored.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=87">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=87</a></p>

## Projects to be contracted

Project Code	Project Title	Project Summary
20287	Integrating housing: support and care for older people: a national and international analysis	<p>The aim of this research is to identify, describe, classify and evaluate the full range of program options for integrating housing, support and care for older Australians. It will be undertaken via a desk-based systematic review of the relevant international and Australian literature, supplemented by exemplar case studies. Research outcomes will include a conceptual framework to classify and evaluate linked housing, support and care arrangements for older people; a detailed review of relevant programs described in the international policy and research literature; a similar review of programs described in the Australian literature, supplemented by case studies of exemplar programs; and an analysis of the policy relevance of the findings.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=118">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=118</a></p>
20288	Private sector provision for affordable rental housing for older people: do 'affordable villages' show the way	<p>The aim of this project is to provide a detailed examination 'affordable rental villages' as a model of private sector development of affordable rental housing for older Australians, and to consider the policy implications for housing authorities wishing to expand the supply of affordable rental housing, both generally and for older people.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=132">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=132</a></p>
Project Brief 315	Implications of loss of a partner for older private renters	<p>This project seeks to understand the housing consequences of divorce, separation or the death of a partner on older private renters on income support. A person on income support experiencing loss of their partner might as a consequence experience a drop in the amount of household income they receive. However, assuming that the person remains in the same abode, there would be no reduction in rent payable if they rent privately. The project will seek to find out how many people might be in this situation and whether it is likely to increase, and whether this might have implications for demand for public housing or residential mobility.</p>
Project Brief 313	Costs and benefits of housing as the 'home base' for older people	<p>This project seeks to determine the costs and benefits of using private housing as the home base for care for older people. There are whole-of-government costs when not using housing as the home base for care for older people. These include the cost of premature admission to residential aged care and the use of acute, sub-acute and primary care services due to preventable injuries within the home. The absence of housing, as in the instance of homelessness, also imposes its own cost for individuals and governments.</p>

## Research Theme 3: Housing Assistance Linkages

The following tables list the completed and current projects for the research area 'Housing Assistance Linkages'. For each completed project there is a brief summary of the key findings.

### Key findings from completed projects on Housing Assistance linkages

Project Code	Project Title	Key Findings
60019	Housing and care for older and younger adults with disabilities	Currently older persons with a disability are more likely to live in cared accommodation than in the community. Ageing in place strategies, plus the fact that younger persons with a disability are more likely to live in the community, add to the complexity of integrating housing and support services.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=39">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=39</a>
50018 and 50102	Effective program linkages: an examination of current knowledge with a particular emphasis on people with mental illness	With appropriate housing and support people with significant psychiatric disabilities can maintain stable housing. Critical success factors include: provision of housing that is suitable for the management of their disabilities or manifestations arising from their mental illness; support, medication and/or treatments is provided by people they trust; and a clear identification of issues that may place their housing at risk and there are strategies to reduce these risks.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=38">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=38</a> <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=37">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=37</a>
70111	Linkages between housing, policing and other interventions for crime and harassment reduction on public housing estates	Reducing crime in public housing areas with community renewal requires social, rather than physical, interventions. Intense interagency and whole-of-government approaches and empathetic, locally based, housing management and community policing are particularly valuable.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=36">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=36</a>
70020	Evaluating the Miller foyer pilot project	The Miller Foyer model has been successful in providing secure accommodation to young people and the opportunity for independent living. Once this is achieved, residents are able to concentrate on their education and training needs, based on goals outlined in an Action Plan agreed with Campus Management.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=40">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=40</a>

### Current projects on Housing Assistance linkages

There are no current projects for this theme.

## Projects to be contracted

Project Code	Project Title	Project Summary
70311	Supporting the tenancies of people with complex needs: applying best practice models in the Australian context	The project broadly aims to understand what factors can work toward the 'seamless' delivery of housing and support to people with complex needs. In particular it focuses on outcomes of secure housing and appropriate support for people with disabilities and people with a mental illness. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=123">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=123</a>

## Research Theme 4: Affordable Housing

The following tables list the completed and current projects for Theme 4 Housing Assistance Funding and Financing. For each completed project there is a brief summary of the key findings.

### Key findings from completed projects on affordable housing

Project Code	Project Title	Key Findings
30021	New approaches to expanding the supply of affordable housing in Australia: an increasing role for the private sector	Identifies the barriers to private sector financing of affordable housing and specifies the options for institutional investment in affordable housing - each requires a level of government subsidy to make it feasible. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=42">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=42</a>
50022	A private investment vehicle for the community housing sector	Identifies options for retail investment in affordable housing – again requires a level of government subsidy to make it feasible. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=43">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=43</a>
80023	Fundamental tax reform and its impacts on alternative providers of rental housing	In favourable economic conditions the impact of the new tax system upon boarding house rents and caravan site fees is estimated to be an increase of 5% to 6%. Those cities with higher capital gains on property values may be able to hold rent and site fee increases lower. As tenants living in boarding houses and caravan parks are on very low incomes, proprietors could find it difficult to pass on any cost increases, making it more economic for them to exit the business. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=44">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=44</a>
30063	Policy options for stimulating private sector involvement in affordable housing	Provides a framework that distinguishes the ways in which different forms of government support can be delivered and combined with the alternative forms of private financing to expand affordable housing supply in Australia.
60099	Policy options for stimulating private sector involvement in affordable housing	Develops a 'how to' manual for housing departments with regard to implementing favoured affordable housing finance options. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=45">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=45</a>

Project Code	Project Title	Key Findings
	across Australia: operationalising and implementing viable new options	<a href="#">fm?projectId=41</a>
20180	Boarding houses: supply side issues	Boarding houses in cities across Australia are being demolished or replaced, leading to a serious decline in the stock of this important form of the low-cost accommodation. Governments intervene only reluctantly to slow the decline, because boarding houses are normally run as private for profit businesses. Yet the on-going problems faced by governments, the community and residents from the continuing loss of boarding houses are significant.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=76">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=76</a>
60191	A practical framework for expanding affordable housing services in Australia: learning from experience	This study of 8 Australian not for profit affordable housing organisations shows that they provide cost effective and flexible affordable housing.  Such organisations can leverage finance from several sources including savings on developer margins, GST exemptions on the supply of housing, cross-subsidies from allocating higher income tenants into developments, capacity for tenants to receive CRA and some limited developer contributions and gains through the land-use planning system. The sector could achieve scale economies through government incentives and a clearer policy framework.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=89">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=89</a>
30206	Financing affordable housing: a critical comparative review of the United Kingdom and Australia	Private investment in the provision of social and affordable housing has increased markedly in the United Kingdom but has been coincident with decline in the proportion of the housing stock owned and managed by local government. Private investment for rental housing in the UK has been assisted through a strong regulatory structure and strong role of Housing Corporation as regulator and capital grant provider. Finance has come almost entirely in the form of debt rather than equity; there are substantial barriers, institutional and political, to the development of a viable equity market in affordable rental housing in both countries.  The British experience strongly suggests that both demand side and supply side subsidies are required at substantial and sustained levels to attract large, sustained inflows of private finance to the affordable housing sector.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=92">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=92</a>

## Current projects on affordable housing

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Project Code	Project Title	Project Summary
60279	Housing Affordability, Occupation and Location in Australian Cities and Regions	<p>The key concern that underpins this research project is whether the employment of what have been termed 'key workers' in the UK (broadly, workers deemed essential for the efficient working of the local or regional economy) has been adversely affected by housing affordability and accessibility problems, usually associated with high cost, but job rich, locations. The project examines whether it might be possible to link particular occupations to housing affordability problems utilising mainly Census data.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=129">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=129</a></p>

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## Research Theme 5: Urban Management and Infrastructure

### Key findings from completed projects on labour markets, housing markets and shifting metropolitan balance

Project Code	Project Title	Key Findings
50024	Labour market and housing market interdependence within metropolitan Australia: a case study of Melbourne	<p>There are strong and stable geographic links between housing markets and labour markets within the Melbourne metropolitan area at the regional level. Most people live and work in one region or travel to an adjoining region to work.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=47">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=47</a></p>
30035	Community building in Melbourne's new west'	<p>Private sector led housing and estate developments in Melbourne's west have produced positive socio-economic and housing outcomes. In the short-term, however, these positive effects appear spatially concentrated with few spillover effects into neighbouring suburbs.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=56">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=56</a></p>
70065	Housing, location and employment	<p>Unemployed people tend to move to areas of better employment opportunities and thereby increase their likelihood of leaving income support. Private renters are most likely to make such a move, followed by public renters, and home owners least likely.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=46">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=46</a></p>
70066	Welfare outcomes of migration of low-income earners from metropolitan to non-metropolitan Australia	<p>The search for affordable housing was a significant trigger for moves. Over 50% of movers who rated housing affordability as a relocation factor regarded it as being "very important". More people in total rated housing affordability than rated any other factor.</p> <p>Lifestyle considerations and personal circumstances were also very influential in relocation decisions. Many movers wanted a better place in which to raise a family (58% very important), preferred to live a quieter lifestyle away from the city (45%), were concerned about crime levels in the city (45%) and had other personal or health reasons for relocating.</p> <p>A large majority of movers believed that they were better off after moving with regard to housing cost, quality and size.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=48">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=48</a></p>
70175	Low-income earners considerations in migrating from non-metropolitan to metropolitan NSW and SA.	<p>Within Australia, approximately 50,000 income-support recipients move annually from non-metropolitan areas to metropolitan cities. The main reasons for moving vary depending on the category of income-support received (eg for the unemployed, job opportunities were by far the most important relocation factor with 60% indicating so). Housing cost was not a very important consideration in the decision to move to Sydney or Adelaide, although it had an impact on movers post-relocation, especially Single Parents – least so on Aged Pensioners. Not surprisingly, approximately 50% of all respondents paid more for their housing after</p>

Project Code	Project Title	Key Findings
30233	Affordable housing and employment opportunity: is there a spatial mismatch?	<p>moving into the metropolitan areas and as a result were generally dissatisfied with the affordability of housing after moving, and only a quarter of respondents owned their home, a reduction on when they were in the country. 59% of all movers indicated they were better off in the city than they were in non-metropolitan NSW or SA, with single parents most positive and disabled least.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=75">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=75</a></p> <p>As at 2001, housing affordability is strongly spatially differentiated across Melbourne, with most affordable locations in the outer suburbs. Unemployment was spatially concentrated with outer suburban locations, especially declining industrial areas remaining at labour market disadvantage. Employment growth was also high near where unemployment was high and located in areas with good public transport services. Workers were more likely to use such services where there was access. On balance, spatial mismatch was not considered to be a strong phenomenon in Melbourne.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=93">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=93</a></p>

#### Key findings from completed projects on housing and sustainable urban development

Project Code	Project Title	Key Findings
60132	Housing policy and sustainable urban development', evaluates the use of local government housing strategies in Queensland, New South Wales and Victoria	<p>Local housing strategies (which analyse housing demand and supply, identify groups in housing need, and recommend future actions) have helped councils coordinate their activities, but implementation experiences have been varied.</p> <p>The main constraints to local government involvement in housing are: lack of community (and political) support; insufficient financial resources and staff expertise; legal uncertainty and barriers to using local planning mechanisms for affordable or more diverse housing types; poor state / local government collaboration.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=7">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=7</a></p>
70137	Affordability and sustainability outcomes of 'greenfield' suburban development and master planned communities	<p>A 'triple-bottom line" (TBL) approach for a sustainability assessment of affordable housing and urban development is valuable and has worked well for the comparative assessment of residential neighbourhoods. The greatest potential of the TBL technique lies in monitoring the condition of our towns and cities.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=45">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=45</a></p>

## Current projects on housing and sustainable urban development

Project Code	Project Title	Project Summary
50224	Housing and community in the compact city	<p>This study seeks to understand the process of 'residualisation' of particular suburbs (characterised by concentrations of disadvantage, and poorer property values) can be linked with the process of densification and compact city policies in particular. The study focuses on Melbourne, and utilises a variety of data sources including Census, informal interviews and photographic information for particular suburbs.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=95">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=95</a></p>

## Research Theme 6: Strengthening Communities

Place holder only – these projects have been reallocated to other themes including Housing Assistance Programs (1) and Urban management and infrastructure (5)

## Research Theme 7: Indigenous Housing

### Research area 7.1: Indigenous housing futures, needs and aspirations

#### Completed projects on Indigenous housing futures, needs and aspirations

Project Code	Project Title	Key Findings
40184	Best practice models for effective consultation towards improving built environment outcomes for remote Indigenous communities	<p>Standardised housing and planning solutions fail in remote Indigenous communities by using poor consultation techniques and by not acknowledging the multi-dimensional and interrelated issues of the built environments of remote Indigenous communities. Outcomes can be improved by developing a national database of cross-cultural and cross-disciplinary consultation regarding built environment programs to serve the mutual interests of clients and service providers by reducing the need for repeated and often invasive consultation.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=77">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=77</a></p>

#### Current projects on Indigenous housing futures, needs and aspirations

Project Code	Project Title	Project Summary
80125	The effects of New Living on Indigenous community well-being: a case study on urban	<p>The research seeks to analyse the impact of state public housing regeneration on Indigenous households in urban communities in WA from the perspectives of agencies of governance and the residents themselves.</p>

Project Code	Project Title	Project Summary
20260	regeneration. Due for completion in September 2005 Indigenous mobility in discrete and rural settlements	<p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=64">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=64</a></p> <p>This research aims to carry out a combination of statistical and field-based research on the residential mobility of Indigenous people in selected discrete and rural communities in order to quantify and contextualize their mobility patterns; in particular to distinguish between circular regional mobility and extra-regional mobility. Understanding such patterns and trends should direct policy makers as to where settlement infrastructure maintenance and upgrading is required for the near future, and where special forms of transient accommodation may be required. Implications for housing management include the frequency in which the tenancies are destabilised, the necessity to provide for flexible household size and understanding the capacity of householders in managing mobile kin.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=108">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=108</a></p>

#### **Projects to be contracted**

Project Code	Project Title	Project Summary
Project Brief 317	The Housing Careers of Indigenous Urban Households	The aim of this project is to provide a qualitative and retrospective understanding of the housing careers of Indigenous urban households. It is surmised that the housing careers of Indigenous urban households differs from Non-Indigenous households, and the research project will elicit these differences by understanding the influences, motivations, experiences, decisions, and choices made by Indigenous urban households; to identify access issues and barriers; and the affect of household formation, economic participation and family and community responsibilities on housing careers.

#### **Research area 7.2 Housing system**

##### **Completed projects on the housing system**

Project Code	Project Title	Key Findings
80124	Indigenous housing and governance: lessons from case studies of remote communities in WA and NT	<p>Greater integration of housing assistance programs and improved consultation at the regional and local levels will assist remote Indigenous communities to achieve better management and maintenance of their housing.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=63">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=63</a></p>
80234	Indigenous access to	Mainstream public and community housing provides an

Project Code	Project Title	Key Findings
	mainstream public and community housing. Due for completion June 2005	accessible housing options for many Indigenous households, but steps are required to build on current initiatives by jurisdictions to measure and enhance levels of Indigenous access. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=112">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=112</a>
30235	Framework for evaluating 'Building a Better Future: Indigenous Housing to 2010'	The evaluation of the Housing Ministers' 10-year Statement of New Directions for Indigenous Housing: Building a Better Future: Indigenous Housing to 2010 (BBF), can be usefully guided by applying an evaluation framework that focuses on both the implementation process and outcomes. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=113">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=113</a>

### Current projects on the housing system

Project Code	Project Title	Project Summary
20281	An audit and review of local and international Indigenous housing	This project aims to critically review the literature on Indigenous Housing in Australia with a view to (a) conceptualizing the body of knowledge on the subject in theoretically broad and practical, policy relevant ways, and (b) identifying gaps and unresolved research issues that have a direct bearing on the establishing of a reasonable quality of residential lifestyle for Indigenous people. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=128">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=128</a>
30282	Indigenous housing - assessing the long term costs and the optimal balance between recurrent and capital expenditure	The aims of this project are to develop an understanding of the real costs of providing long term Indigenous housing; to clarify why cost differentiation exists between the provision of Indigenous specific public and community housing and mainstream public and community housing; and to provide information to assist the development of future formulae for capital and recurrent funding applications. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=124">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=124</a>

### Projects still to be contracted

Project Code	Project Title	Project Summary
Project Brief 316	Scoping the capacity of Indigenous Community Housing Organisations	This project will provide a detailed, contemporary, empirical understanding of Indigenous Community Housing Organisations (ICHO) to inform an understanding of, and to identify short and longer-term options, for the ICHO sector. ICHOs are a significant housing service for Indigenous people especially in remote areas. The research seeks to profile the different types of organisational structures of

Project Code	Project Title	Project Summary
		ICHOs and to describe and examine the factors that affect the viability of the sector. It includes an understanding of the nature and extent of links between the ICHO sector and other providers of support and community services, and the nature and extent of community participation.

### **Research area 7.3: Housing assistance and non-shelter outcomes for indigenous persons**

#### **Completed projects on housing assistance and non-shelter outcomes**

Project Code	Project Title	Key Findings
80037	Investigating appropriate evaluation methods and indicators for Indigenous housing programs	Develops appropriate evaluation methods and social indicators to measure and assess the effectiveness and impacts of specific initiatives within a policy framework of sustainable community development. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=65">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=65</a>

### **Research area 7.4 Homelessness and marginal housing for indigenous persons**

#### **Completed projects on homelessness and marginal housing**

Project Code	Project Title	Key Findings
20168	Categories of Indigenous homeless people and good practice responses to their needs	Mainstream concepts of 'homelessness' do not serve Indigenous people well. Those designing policies or programs for Indigenous homeless people may need to re-think or change their concepts of 'homeless' in order to adequately understand and respond to the needs of this group of people. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=72">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=72</a>
40158	Sustainable tenancy for Indigenous families: what services and policy supports are needed?	Approaches to providing stable housing and sustaining tenancies for Indigenous women are affected by their high mobility and poor service access, and compounded by differences between the structures and definitions of current services and perceptions of 'homelessness' by Indigenous women. Achieving stable housing and sustainable tenancies requires service providers to develop strategies to remain in contact with Indigenous women, and to provide case-managed practical support for Indigenous women for personal, social and family matters, including the development of life skills. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=69">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=69</a>

## Research Theme 8: Homelessness and Marginal Housing

### Key findings from completed projects homelessness and marginal housing

Project Code	Project Title	Key Findings
40048	A comparative study of housing needs and provisions for recently-arrived refugees	<p>Refugees to Australia (Permanent Protection Visa [PPV] holders and Temporary Protection Visa [TPV] holders), after an initial period of multiple moves, establish themselves in the housing market within one year. They are typically housed in the private rental market and are primarily assisted to do so by family, friends and the community. The on arrival accommodation and housing assistance provided to PPV holders eases the settlement process compared with TPV holders.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=58">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=58</a></p>
30056	Heroin users, housing and social participation: attacking social exclusion through better housing	<p>Demonstrates empirically how affordable and appropriate housing can improve the well-being of heroin users and prevent homelessness.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=61">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=61</a></p>
70068	Ex-prisoners and accommodation: what bearing do different forms of housing have on social reintegration?	<p>A period in prison, especially a short period, far from rehabilitating an offender, leads to a worse social context post-release than prior to imprisonment for many. As far as housing is concerned, the policy of imprisonment for short sentences for petty crime seriously destabilises at least half of those imprisoned and results in re-offending and re-incarceration.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=60">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=60</a></p>
70072	Predictors of housing vulnerability and incipient homelessness: the case of psychiatric patients living in the community	<p>Some people with a mental illness experience cycles or iterations of homelessness where they move chaotically through various forms of tenuous housing and periods living on the street. They do not undergo a steady decline from a more stable to a less stable housing situation.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=59">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=59</a></p>
70109	On the Margins? Housing risk among caravan park residents	<p>According to the 2001 Census, approximately 61,463 persons reside in caravan parks, an increase of about 6,263 persons compared to the 1996 ABS Census. Three distinct sub-groups can be identified as using caravan parks. They include: many older people who have chosen caravan park living as their primary form of housing for a range of reasons that suit their lifestyle; people who have to travel with work and do not wish to tie themselves to any one residency; people who have few alternatives available to them. They are there not necessarily of their own volition, but rather out of sheer necessity. This includes people on low incomes and others who for various reasons are unable to access other forms of housing either in the private, public or community housing sectors.</p> <p>Most people living permanently in caravan parks, either as a lifestyle choice or as a last resort and against their will,</p>

Project Code	Project Title	Key Findings
		live in very basic conditions with minimal facilities and amenity compared to conventional forms of housing. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=62">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=62</a>
70135	Housing options and independent living: sustainable outcomes for older people who are homeless	The experiences and preferences of older homelessness people confirms the motto 'prevention is the best cure', by providing a valuable perspective into the type of preventative and early intervention programs needed to deal with the risk of homelessness. The project, by drawing on the views of older homelessness clients and providers of the Assistance with Care and Housing for the Aged (ACHA) program, highlights the housing and support options for older homeless people and their preferences.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=57">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=57</a>
30156	The development of prevention and early intervention services for homeless youth: intervening successfully	Prevention of youth homelessness requires understanding of its causes and different stages of development. Effective prevention programs include – funding for community network meetings to support exchange of information and national benchmarks for student welfare. Effective intervention strategies include: family mediation services and community residential placement schemes.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=68">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=68</a>
70176	Ex-prisoners and accommodation: what bearing do different forms of housing have on ex-prisoners' social reintegration? Six month extension	Only a minority of people leaving New South Wales prisons have support which enables them to improve their welfare after their release. Drug use, unsatisfactory housing arrangements, and huge difficulties negotiating complex bureaucratic procedures for public housing were common issues cited by the participants in the study.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=90">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=90</a>
40160	Developing models of good practice in meeting the needs of homeless young people in rural areas	While young people living in rural areas face many of the challenges confronting urban youth, they are distinguished by factors that make their experiences of homelessness distinctive. This includes particular difficulties in finding employment; tight rental housing markets; and fewer services for homeless young people and those that are available tend to be concentrated in a larger regional centre. Governments, in partnership with communities, can take steps to address these issues, with the foyer models, developed and implemented in Europe, offering considerable potential as a practical strategy of dealing with homeless young people living outside the capital cities.  <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=70">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=70</a>

## Projects to be contracted

Project Code	Project Title	Project Summary
80306	Homelessness and families: what are the benefits of providing assistance to homeless families and what are the costs of not assisting homeless families?	<p>This project provides an analysis of the incremental benefits and whole-of-government budgetary costs of both providing and not providing assistance to homeless people and those at risk of becoming homeless. The study is focused on Western Australia, and will involve collaboration with various government departments in analysing administrative source data.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=119">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=119</a></p>

## Research Theme 9: The Housing System

### Research area 9.1 Dynamics and drivers of supply and demand

#### **Key findings from completed projects on the dynamics and drivers of supply and demand**

Project Code	Project Title	Key Findings
40010	The implications of changes in the labour market for the ownership aspirations, housing opportunities and characteristics of first home buyers	<p>For 60% of households job security concerns made them deliberately more cautious in their home buying: looking in a lower price range; buying a cheaper home; and/or borrowed less. There is more of a relationship between price and employment category than between price and household income. Those in less secure employment are buying cheaper homes while those on higher incomes are not necessarily buying more expensive homes.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=26">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=26</a></p>
60064	A spatial analysis of trends in housing markets and changing patterns of households structure and income	<p>Australia's home ownership rate fell 2.2 percentage points from 68.2% to 66% between 1986 and 1996, mainly due to a decline in the percentage of home purchasers. In metropolitan areas across Australia the home ownership rate for households in the 25-44 year old age group declined by 6.7 percentage points, more than twice the decline in non-metropolitan regions and more than three times the decline in the aggregate home ownership rate.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=6">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=6</a></p>

Project Code	Project Title	Key Findings
80151	What drives housing outcomes in Australia? Understanding the role of aspirations, household formation, economic incentives and labour market interaction	<p>Divorcees are found to have a lower probability of attaining and maintaining home ownership status as compared to the continuously married. The probability is even lower for people separated but not yet divorced. However, household dissolution need not have permanent housing impacts. Widows and those divorcees who remarry appear to have the same chance of achieving and maintaining home ownership status as the continuously married.</p> <p>Housing tenure impacts on labour market states – for example owners with mortgages achieve lower unemployment rates and quicker exits from unemployment spells than we might otherwise expect while the reverse is true for public renters. Nevertheless, the causal links are particularly complex and hence no firm conclusions can be reached on the role that public housing plays in relation to labour market outcomes.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=66">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=66</a></p>
60190	Changes in the supply of and need for low rent dwellings in the private rental market	<p>In 2001, there was an overall shortage in affordable and available housing suitable for low-income households (defined to receive less than \$335 per week) equal to 134,000 dwellings. Shortages were especially acute in cities such as Sydney, Darwin, Canberra and Melbourne. Only 39% of low rent dwellings were occupied by households with low incomes, but 60% of private renters on low incomes were paying rents above the lowest rent segment.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=96">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=96</a></p>

### Current projects on the dynamics and drivers of supply and demand

Project Code	Project Title	Project Summary
70217	Rent assistance and the spatial concentration of low-income households in metropolitan Australia	<p>There are increasing concerns about the role of the private rental market in concentrating lower income households into certain areas of the city, and that this may be acting to constrain the labour market opportunities for these households.</p> <p>This project identifies the extent of spatial concentration of low-income private tenants in three Australian cities (Adelaide, Sydney and Melbourne) at the local scale and changes in the concentration or dispersal of this housing market sector in these cities over the 1991 – 2001 decade in relation to changes in the overall distribution of the rental market.</p> <p>These aims will be addressed through a series of five interlinked Research Questions that in turn will be answered by a tailored research methodology involving analysis of published and special ABS census data tabulations, Centrelink data and waiting list data.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=97">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=97</a></p>

Project Code	Project Title	Project Summary
50264	Trends in Australian Non-metropolitan housing markets, 1991-2001	<p>The broad goal of this research is to quantify the nature and extent of changes over the past decade within non-metropolitan housing markets in Australia. This project will involve constructing a national non-metropolitan housing market database, drawing on ABS census data from 1991 to 2001; two ABS special request matrices (journey to work and internal migration), Australian government FaCS social security and rent assistance data; state housing authority waiting list data; and state Valuer General sale data. Our unit of analysis is the ABS defined Statistical Local Area (SLA), of which there are approximately 750 in non-metropolitan Australia.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=111">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=111</a></p>
20280	Motivations of investors in the private rental market	<p>Housing policy in Australia relies heavily on many low-income households being able to access affordable rental housing in the private sector. The supply of housing at rents affordable for people on low incomes receiving Commonwealth Rent Assistance (CRA) is critical to reducing what might otherwise be higher demand for social housing. This project will investigate the motivations, expectations and experiences of rental property investors, and analyse the implications of investment motivations and behaviours for the future of lower rent housing. The research will consider how the motivations, expectations and experiences of investors are affected by government policies such as negative gearing and vary according to length and timing of investment, geography, cost segmentation, investor type and scale of holdings, and will assess how they shape investor behaviour.</p> <p><a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=130">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=130</a></p>

There are no completed or current projects on Research area 9.2: Housing, housing markets and non-shelter outcomes

## Research Theme 10: The Policy Horizon

The following table lists the completed and current projects for this theme. For each completed project there is a brief summary of the key findings.

### Completed projects on the Policy Horizon

Project Code	Project Title	Key Findings
40185	A critical review of intervention studies and evidence based policy	Evidence is broadly defined as 'research' conducted systematically using scientific principles but there are differing interpretations of the strength and quality of findings produced by different types of research methods. Availability and validity are key issues. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=78">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=78</a>
40199	Social exclusion and housing	The concept of social exclusion is no more useful than the widely used concepts of poverty and inequality when exploring issues of disadvantage and housing. But it is potentially helpful to focus attention on the role that both individual agency and structural factors play in determining poverty and inequality. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=98">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=98</a>
20216	Understanding and enhancing research-policy linkages in Australian housing with particular reference to AHURI	There is a need to improve the interface of research and policy in Australian housing studies. Building on current practices, AHURI should develop a renewed 'engagement' strategy to enhance research-policy linkages between the research and policy communities, including building networks, developing partnerships and promoting interaction between researchers and policy practitioners. <a href="http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=99">http://www.ahuri.edu.au/general/project/display/dspProject.cfm?projectId=99</a>

There are no current projects on The Policy Horizon theme.

## **AHURI Research Centres**

Queensland Research Centre  
RMIT-NATSEM Research Centre  
Southern Research Centre  
Swinburne-Monash Research Centre  
Sydney Research Centre  
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